CLARK COUNTY BOARD OF EQUALIZATION www.clark.wa.gov
PO Box 5000 / Vancouver, WA 98666-5000 / 564.397.2337 / BOE@clark.wa.gov

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: **BENNETT TERRY & BENNETT TRACIE TRUSTEES**

OWNWELL
C/O PACE COLTON
401 TOM LANDRY HWY #660901
DALLAS, TX 75266

ACCOUNT NUMBER: 107357-044

PROPERTY LOCATION: 11501 NE 95TH ST
VANCOUVER, WA 98662

PETITION: 191

ASSESSMENT YEAR: Valued January 1, 2025 **TAXES PAYABLE IN:** 2026

The Board of Equalization for Clark County Washington was duly convened on September 25, 2025 and hereby orders the property listed above be placed on the Assessment Roll for Clark County Washington as follows:

	ASSESSED VALUE		BOARD OF EQUALIZATION (BOE) VALUE	
Land	$	204,450	$	204,450
Improvements	$	386,271	$	359,550
ASSESSED VALUE	**$**	**590,721**	**BOE VALUE $**	**564,000**

Date of hearing: January 7, 2026

Recording ID# BENNETT 191

Hearing Location: By remote WebEx video conference and/or teleconference

Attendees (all through virtual conference):
- Board of Equalization Members:
  - Daniel C. Weaver, Chairman
  - Joel Cline
  - Terry Hagberg
- Appellant:
  - Jordan Rubin
- Assessor:
  - None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION
Continued

FACTS AND FINDINGS

The subject property is a 1.5-story residence with 3,073 square feet, built in 1973 and is of fair plus construction quality located on 0.24 acres.

The appellant's representative provided six comparable sales all within the subject property's neighborhood. The comparable sales bracket the square footage of the subject property. The appellant's comparable sales are closer to the subject property than the Assessor's comparable properties. The appellant submitted six comparable sales [#107357-024 sold for $503,000 in September 2024; #107357-096 sold for $449,500 in August 2024; #107198-308 sold for $467,000 in October 2024; #155345-000 sold for $475,000 in April 2024; #104273-000 sold for $400,000 in April 2024; and #107358-152 sold for $452,000 in July 2024].

The appellant requested a value of $500,000.

The Assessor's evidence included three comparable sales, a property information card, and a cover letter recommending the assessed value be reduced to $564,000.

The appellant's comparable sales did not adjust for the basement, therefore the $564,000 value suggested by the Assessor is appropriate.

DECISION

The Board, after carefully reviewing the information and testimony provided by the appellant and the Assessor, concludes that an argument has been made that is sufficiently clear, cogent, and convincing to overcome the Assessor's initial presumption of correctness.

The market value of the subject property is set at $564,000 as of January 1, 2025.

This order is submitted into the record of the Clark County Washington Board of Equalization:
Mailed on January 23, 2026
The Board of Equalization
1300 Franklin Street, Suite 650
Vancouver, WA 98660-5000
564-397-2337

Daniel C. Weaver

Daniel C. Weaver, Chairman

NOTE: This order may be appealed to the State Board of Tax Appeals by filing a Notice of Appeal form BTA100 at PO Box 40915, Olympia, WA 98504-0915 within 30 days of mailing of this order. Forms are available either from, the Board of Equalization, https://clark.wa.gov/internal-services/board-equalization, the Assessor's Office or the Washington State Board of Tax Appeals.

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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: **NUNAMAKER STEVEN J**

OWNWELL
C/O PACE COLTON
401 TOM LANDRY HWY #660901
DALLAS, TX 75266

ACCOUNT NUMBER: 107662-064

PROPERTY LOCATION: 14604 NE 71ST ST
VANCOUVER, WA 98662

PETITION: 192

ASSESSMENT YEAR: Valued January 1, 2025 **TAXES PAYABLE IN:** 2026

The Board of Equalization for Clark County Washington was duly convened on September 25, 2025 and hereby orders the property listed above be placed on the Assessment Roll for Clark County Washington as follows:

	ASSESSED VALUE		BOARD OF EQUALIZATION (BOE) VALUE	
Land	$	211,700	$	211,700
Improvements	$	268,207	$	259,900
ASSESSED VALUE	**$**	**479,907**	**BOE VALUE $**	**471,600**

Date of hearing: January 7, 2026

Recording ID# NUNAMAKER

Hearing Location: By remote WebEx video conference and/or teleconference

Attendees (all through virtual conference):
- Board of Equalization Members:
  - Daniel C. Weaver, Chairman
  - Joel Cline
  - Terry Hagberg
- Appellant:
  - Jordan Rubin
- Assessor:
  - None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch style residence with 1,498 square feet, built in 1973 and is of fair construction quality located on 0.25 acres.

The appellant's representative provided six comparable sales all located within ½ a mile of the subject property. Adjustments were made with an average adjusted value of $444,000 and a median adjusted value of $446,000. The appellant submitted six comparable sales [#107962-294 sold for $540,000 in March 2024; #107962-318 sold for $448,500 in March 2024; #107962-264 sold for $411,500 in January 2024; #104188-086 sold for $510,000 in November 2024; #104188-586 sold for $512,500 in May 2024; and #104188-122 sold for $490,000 in November 2024].

The appellant requested a value of $440,000, which was updated to $445,000 in additional evidence.

The Assessor's evidence included three comparable sales, a property information card, and a cover letter recommending the assessed value be reduced to $471,600. The appellant disagreed with the appraiser's findings.

The Assessor's comparable property sales support a revised value of $471,600.

DECISION

The Board, after carefully reviewing the information and testimony provided by the appellant and the Assessor, concludes that an argument has been made that is sufficiently clear, cogent, and convincing to overcome the Assessor's initial presumption of correctness.

The market value of the subject property is set at $471,600 as of January 1, 2025.

This order is submitted into the record of the Clark County Washington Board of Equalization:

Mailed on January 23, 2026
The Board of Equalization
1300 Franklin Street, Suite 650
Vancouver, WA 98660-5000
564-397-2337

Daniel C. Weaver

Daniel C. Weaver, Chairman

NOTE: This order may be appealed to the State Board of Tax Appeals by filing a Notice of Appeal form BTA100 at PO Box 40915, Olympia, WA 98504-0915 within 30 days of mailing of this order. Forms are available either from, the Board of Equalization, https://clark.wa.gov/internal-services/board-equalization, the Assessor's Office or the Washington State Board of Tax Appeals.

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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: **STANISEL ALLISON M & STANISEL BENJAMIN**

OWNWELL
C/O PACE COLTON
401 TOM LANDRY HWY #660901
DALLAS, TX 75266

ACCOUNT NUMBER: 107669-226

PROPERTY LOCATION: 13716 NE 81ST ST
VANCOUVER, WA 98682

PETITION: 193

ASSESSMENT YEAR: Valued January 1, 2025 **TAXES PAYABLE IN:** 2026

The Board of Equalization for Clark County Washington was duly convened on September 25, 2025 and hereby orders the property listed above be placed on the Assessment Roll for Clark County Washington as follows:

	ASSESSED VALUE		BOARD OF EQUALIZATION (BOE) VALUE	
Land	$	204,400	$	204,400
Improvements	$	465,834	$	465,834
ASSESSED VALUE	**$**	**670,234**	**BOE VALUE $**	**670,234**

Date of hearing: January 7, 2026

Recording ID# STANISEL

Hearing Location: By remote WebEx video conference and/or teleconference

Attendees (all through virtual conference):
- Board of Equalization Members:
  - Daniel C. Weaver, Chairman
  - Joel Cline
  - Terry Hagberg
- Appellant:
  - Jordan Rubin
- Assessor:
  - None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION
Continued

FACTS AND FINDINGS

The subject property is a ranch style residence with 2,652 square feet, built in 1977 and is of fair plus construction quality located on 0.18 acres.

The appellant's representative provided three comparable sales which sold within 6 months of the date of value. The adjusted average value of the sales is $640,764, and the median adjusted value is $642,013. Two of the Assessor's sales support a value lower than the assessed value. The subject property is an adult care home with nine bedrooms. The appellant submitted three comparable sales [#986032-991 sold for $550,000 in August 2024; #119592-366 sold for $565,000 in November 2024; and #107750-024 sold for $610,000 in May 2024].

The appellant requested a value of $640,000.

The Assessor's evidence included four comparable sales and a cover letter recommending no change to the assessed value. The appellant disagreed with the appraiser's findings.

The Assessor's comparable property sales support the assessed value of $670,234.

DECISION

The Board, after carefully reviewing the information and testimony provided by the appellant, concludes that the appellant has not made an argument sufficiently clear, cogent, and convincing to overcome the Assessor's presumption of correctness.

The certified value of the subject property is sustained at $670,234 as of January 1, 2025.

This order is submitted into the record of the Clark County Washington Board of Equalization:
Mailed on January 23, 2026
The Board of Equalization
1300 Franklin Street, Suite 650
Vancouver, WA 98660-5000
564-397-2337

Daniel C. Weaver

Daniel C. Weaver, Chairman

NOTE: This order may be appealed to the State Board of Tax Appeals by filing a Notice of Appeal form BTA100 at PO Box 40915, Olympia, WA 98504-0915 within 30 days of mailing of this order. Forms are available either from, the Board of Equalization, https://clark.wa.gov/internal-services/board-equalization, the Assessor's Office or the Washington State Board of Tax Appeals.

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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: **BENNETT TERRY & BENNETT TRACIE TRUSTEES**

OWNWELL
C/O PACE COLTON
401 TOM LANDRY HWY #660901
DALLAS, TX 75266

ACCOUNT NUMBER: 107962-120

PROPERTY LOCATION: 15017 NE 74TH ST
VANCOUVER, WA 98682

PETITION: 194

ASSESSMENT YEAR: Valued January 1, 2025 **TAXES PAYABLE IN:** 2026

The Board of Equalization for Clark County Washington was duly convened on September 25, 2025 and hereby orders the property listed above be placed on the Assessment Roll for Clark County Washington as follows:

		ASSESSED VALUE			BOARD OF EQUALIZATION (BOE) VALUE
Land	$	201,550		$	201,550
Improvements	$	271,673		$	248,450
ASSESSED VALUE	**$**	**473,223**	**BOE VALUE**	**$**	**450,000**

Date of hearing: January 7, 2026

Recording ID#: BENNETT194

Hearing Location: By remote WebEx video conference and/or teleconference

Attendees (all through virtual conference):
- Board of Equalization Members:
  - Daniel C. Weaver, Chairman
  - Joel Cline
  - Terry Hagberg
- Appellant:
  - Jordan Rubin
- Assessor:
  - None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a bi-level residence with 1,824 square feet, built in 1980 and is of fair construction quality located on 0.2 acres.

The appellant's representative provided four comparable sales located within ½ a mile of the subject property. The adjusted average value of these sales is $446,540, and the median adjusted value is $449,476. The appellant's sales are much closer to the subject property than the Assessor's comparable properties. The appellant submitted four comparable sales [#107662-114 sold for $445,000 in November 2024; #107961-538 sold for $439,900 in May 2024; #107961-582 sold for $430,000 in February 2024; and #104188-158 sold for $460,000 in January 2025].

The appellant requested a value of $450,000.

The Assessor's evidence included three comparable sales and a cover letter recommending no change to the assessed value. The appellant disagreed with the appraiser's findings.

The appellant's comparable property sales were closer and more relevant to the subject property and support a value of $450,000.

DECISION

The Board, after carefully reviewing the information and testimony provided by the appellant, concludes that the appellant has made an argument sufficiently clear, cogent, and convincing to overcome the Assessor's presumption of correctness.

The market value of the subject property is set at $450,000 as of January 1, 2025.

This order is submitted into the record of the Clark County Washington Board of Equalization:
Mailed on January 23, 2026
The Board of Equalization
1300 Franklin Street, Suite 650
Vancouver, WA 98660-5000
564-397-2337

Daniel C. Weaver

Daniel C. Weaver, Chairman

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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: **PHILLIPS TERRY O & PHILLIPS REBECCA A**

OWNWELL
C/O PACE COLTON
401 TOM LANDRY HWY #660901
DALLAS, TX 75266

ACCOUNT NUMBER: 112426-090

PROPERTY LOCATION: 7705 SE MAPLE AVE
VANCOUVER, WA 98664

PETITION: 196

ASSESSMENT YEAR: Valued January 1, 2025 **TAXES PAYABLE IN:** 2026

The Board of Equalization for Clark County Washington was duly convened on September 25, 2025 and hereby orders the property listed above be placed on the Assessment Roll for Clark County Washington as follows:

	ASSESSED VALUE		BOARD OF EQUALIZATION (BOE) VALUE	
Land	$	345,914	$	345,914
Improvements	$	786,994	$	714,086
ASSESSED VALUE	**$**	**1,132,908**	**BOE VALUE $**	**1,060,000**

Date of hearing: January 7, 2026

Recording ID# PHILLIPS

Hearing Location: By remote WebEx video conference and/or teleconference

Attendees (all through virtual conference):
- Board of Equalization Members:
  - Daniel C. Weaver, Chairman
  - Joel Cline
  - Terry Hagberg
- Appellant:
  - Jordan Rubin
- Assessor:
  - None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION
Continued

FACTS AND FINDINGS

The subject property is a ranch style residence with 3,606 square feet, built in 1965 and is of good plus construction quality located on 0.9 acres. The property includes a pool measuring 654 square feet.

The appellant's representative provided three comparable sales within the subject property's neighborhood. The adjusted average value of these sales is $1,067,342, and the adjusted median value is $1,059,470. The appellant's comparable sales are closer in square footage to the subject property than the Assessor's Office. The appellant submitted three comparable sales [#166633-005 sold for $1,070,000 in September 2024; #114781-032 sold for $995,000 in August 2024; and #114124-004 sold for $970,000 in April 2024].

The appellant requested a value of $1,060,000.

The Assessor's evidence included three comparable sales and a cover letter recommending no change to the assessed value.

The appellant's comparable property sales were more relevant to the subject property and support a value of $1,060,000.

DECISION

The Board, after carefully reviewing the information and testimony provided by the appellant, concludes that the appellant has made an argument sufficiently clear, cogent, and convincing to overcome the Assessor's presumption of correctness.

The market value of the subject property is set at $1,060,000 as of January 1, 2025.

This order is submitted into the record of the Clark County Washington Board of Equalization:
Mailed on January 23, 2026
The Board of Equalization
1300 Franklin Street, Suite 650
Vancouver, WA 98660-5000
564-397-2337

Daniel C. Weaver

Daniel C. Weaver, Chairman

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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: **OCONNELL MICHAEL D & OCONNELL BONNIE J**

OWNWELL
C/O PACE COLTON
401 TOM LANDRY HWY #660901
DALLAS, TX 75266

ACCOUNT NUMBER: 118255-672

PROPERTY LOCATION: 11303 NE 36TH AVE
VANCOUVER, WA 98686

PETITION: 198

ASSESSMENT YEAR: Valued January 1, 2025 **TAXES PAYABLE IN:** 2026

The Board of Equalization for Clark County Washington was duly convened on September 25, 2025 and hereby orders the property listed above be placed on the Assessment Roll for Clark County Washington as follows:

		ASSESSED VALUE			**BOARD OF EQUALIZATION (BOE) VALUE**
Land	$	202,500		$	202,500
Improvements	$	394,172		$	394,172
ASSESSED VALUE	**$**	**596,672**	**BOE VALUE**	**$**	**596,672**

Date of hearing: January 7, 2026

Recording ID# OCONNELL

Hearing Location: By remote WebEx video conference and/or teleconference

Attendees (all through virtual conference):
- Board of Equalization Members:
  - Daniel C. Weaver, Chairman
  - Joel Cline
  - Terry Hagberg
- Appellant:
  - Jordan Rubin
- Assessor:
  - None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch style residence with 2,036 square feet, built in 1994 and is of average plus construction quality located on 0.18 acres.

The appellant's representative provided three comparable sales within ¾ of a mile from the subject property. The average adjusted value of the comparable sales is $550,449, and the adjusted median value is $570,014. Two of the Assessor's comparable sales support the appellant's opinion of value. The appellant submitted five comparable sales [#189789-072 sold for $620,000 in January 2025; #118254-648 sold for $630,000 in March 2024; #118254-360 sold for $580,000 in October 2024; #190006-034 sold for $575,000 in December 2024; and #118259-330 sold for $553,000 in June 2024].

The appellant requested a value of $560,000, which was updated to $570,000 in additional evidence.

The Assessor's evidence included three comparable sales, a property information card, and a cover letter recommending no change to the assessed value. The appellant disagreed with the appraiser's findings.

The appellant's comparable property sales were all two-story houses, while the Assessor's comparable property sales were all one level homes, so these sales better represent the subject property, thus supporting the assessed value of $596,672.

DECISION

The Board, after carefully reviewing the information and testimony provided by the appellant, concludes that the appellant has not made an argument sufficiently clear, cogent, and convincing to overcome the Assessor's presumption of correctness.

The certified value of the subject property is sustained at $596,672 as of January 1, 2025.

This order is submitted into the record of the Clark County Washington Board of Equalization:
Mailed on January 23, 2026
The Board of Equalization
1300 Franklin Street, Suite 650
Vancouver, WA 98660-5000
564-397-2337

Daniel C. Weaver

Daniel C. Weaver, Chairman

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CLARK COUNTY BOARD OF EQUALIZATION www.clark.wa.gov

PO Box 5000 / Vancouver, WA 98666-5000 / 564.397.2337 / BOE@clark.wa.gov

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: **PHILLIPS RYAN CONNORS**

OWNWELL
C/O PACE COLTON
401 TOM LANDRY HWY #660901
DALLAS, TX 75266

ACCOUNT NUMBER: 118256-600

PROPERTY LOCATION: 10109 NW 29TH AVE
VANCOUVER, WA 98685

PETITION: 199

ASSESSMENT YEAR: Valued January 1, 2025 **TAXES PAYABLE IN:** 2026

The Board of Equalization for Clark County Washington was duly convened on September 25, 2025 and hereby orders the property listed above be placed on the Assessment Roll for Clark County Washington as follows:

	ASSESSED VALUE			BOARD OF EQUALIZATION (BOE) VALUE	
Land	$	216,690		$	216,690
Improvements	$	287,169		$	273,310
ASSESSED VALUE	**$**	**503,859**	**BOE VALUE**	**$**	**490,000**

Date of hearing: January 7, 2026

Recording ID# PHILLIPS 199

Hearing Location: By remote WebEx video conference and/or teleconference

Attendees (all through virtual conference):
- Board of Equalization Members:
  - Daniel C. Weaver, Chairman
  - Joel Cline
  - Terry Hagberg
- Appellant:
  - Jordan Rubin
- Assessor:
  - None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a split style residence with 1,908 square feet, built in 1975 and is of average construction quality located on 0.18 acres.

The appellant's representative provided six comparable sales within ½ mile of the subject property. All comparable sales have square footage within 300 square feet of the subject property's living area. The average adjusted value of these sales is $457,221, and the average adjusted median value is $460,864. The appellant submitted six comparable sales [#118256-524 sold for $465,000 in July 2024; #118136-074 sold for $490,000 in September 2024; #118136-432 sold for $510,000 in July 2024; #118138-590 sold for $460,000 in January 2024; #118138-790 sold for $465,000 in February 2024; and #118138-824 sold for $475,000 in July 2024].

The appellant requested a value of $460,000.

The Assessor's evidence included three comparable sales, a property information card, and a cover letter recommending the assessed value be reduced to $490,000.

The Assessor's comparable property sales support the revised suggested value of $490,000.

DECISION

The Board, after carefully reviewing the information and testimony provided by the appellant and the Assessor, concludes that an argument has been made that is sufficiently clear, cogent, and convincing to overcome the Assessor's initial presumption of correctness.

The market value of the subject property is set at $490,000 as of January 1, 2025.

This order is submitted into the record of the Clark County Washington Board of Equalization:

Mailed on January 23, 2026
The Board of Equalization
1300 Franklin Street, Suite 650
Vancouver, WA 98660-5000
564-397-2337

Daniel C. Weaver

Daniel C. Weaver, Chairman

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PO Box 5000 / Vancouver, WA 98666-5000 / 564.397.2337 / BOE@clark.wa.gov

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: **CORKUM DICK M & CORKUM B JUNE TRUSTEES**

OWNWELL
C/O PACE COLTON
401 TOM LANDRY HWY #660901
DALLAS, TX 75266

ACCOUNT NUMBER: 130031-046

PROPERTY LOCATION: 3562 Z ST
WASHOUGAL, WA 98671

PETITION: 201

ASSESSMENT YEAR: Valued January 1, 2025 **TAXES PAYABLE IN:** 2026

The Board of Equalization for Clark County Washington was duly convened on September 25, 2025 and hereby orders the property listed above be placed on the Assessment Roll for Clark County Washington as follows:

	ASSESSED VALUE			BOARD OF EQUALIZATION (BOE) VALUE	
Land	$	165,000		$	165,000
Improvements	$	638,698		$	606,000
ASSESSED VALUE	**$**	**803,698**	**BOE VALUE**	**$**	**771,000**

Date of hearing: January 7, 2026

Recording ID# CORKUM

Hearing Location: By remote WebEx video conference and/or teleconference

Attendees (all through virtual conference):
Board of Equalization Members:
Daniel C. Weaver, Chairman
Joel Cline
Terry Hagberg
Appellant:
Jordan Rubin
Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch style residence with 3,661 square feet, built in 2006 and is of good minus construction quality located on 0.17 acres.

The appellant's representative provided four comparable sales within the subject property's neighborhood. The first comparable sale is on the subject property's street. The average adjusted value of these sales is $717,140, and the median adjusted value is $715,175. The appellant submitted four comparable sales [#130031-032 sold for $825,000 in March 2024; #132349-066 sold for $610,000 in January 2024; #132349-064 sold for $710,000 in March 2024; and #130115-052 sold for $660,000 in December 2024].

The appellant requested a value of $710,000, which was updated to $715,000 in additional evidence.

The Assessor's evidence included three comparable sales, a property information card, and a cover letter recommending no change to the assessed value.

The appellant's comparable property sales were more relevant but did not include a basement value. After adding the value for the square footage of the basements to the appellant's comparable property sales, a value of $771,000 is deemed appropriate.

DECISION

The Board, after carefully reviewing the information and testimony provided by the appellant, concludes that the appellant has made an argument sufficiently clear, cogent, and convincing to overcome the Assessor's presumption of correctness.

The market value of the subject property is set at $771,000 as of January 1, 2025.

This order is submitted into the record of the Clark County Washington Board of Equalization:
Mailed on January 23, 2026
The Board of Equalization
1300 Franklin Street, Suite 650
Vancouver, WA 98660-5000
564-397-2337

Daniel C. Weaver

Daniel C. Weaver, Chairman

NOTE: This order may be appealed to the State Board of Tax Appeals by filing a Notice of Appeal form BTA100 at PO Box 40915, Olympia, WA 98504-0915 within 30 days of mailing of this order. Forms are available either from, the Board of Equalization, https://clark.wa.gov/internal-services/board-equalization, the Assessor's Office or the Washington State Board of Tax Appeals.

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CLARK COUNTY BOARD OF EQUALIZATION www.clark.wa.gov
PO Box 5000 / Vancouver, WA 98666-5000 / 564.397.2337 / BOE@clark.wa.gov

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: **CAMPBELL MICHAEL O**

OWNWELL
C/O PACE COLTON
401 TOM LANDRY HWY #660901
DALLAS, TX 75266

ACCOUNT NUMBER: 158457-026

PROPERTY LOCATION: 5264 NE 121ST AVE UNIT U228
VANCOUVER, WA 98682

PETITION: 204

ASSESSMENT YEAR: Valued January 1, 2025 **TAXES PAYABLE IN:** 2026

The Board of Equalization for Clark County Washington was duly convened on September 25, 2025 and hereby orders the property listed above be placed on the Assessment Roll for Clark County Washington as follows:

	ASSESSED VALUE			BOARD OF EQUALIZATION (BOE) VALUE	
Land	$	0		$	0
Improvements	$	253,087		$	241,000
ASSESSED VALUE	**$**	**253,087**	**BOE VALUE**	**$**	**241,000**

Date of hearing: January 7, 2026

Recording ID# CAMPBELL

Hearing Location: By remote WebEx video conference and/or teleconference

Attendees (all through virtual conference):
- Board of Equalization Members:
  - Daniel C. Weaver, Chairman
  - Joel Cline
  - Terry Hagberg
- Appellant:
  - Jordan Rubin
- Assessor:
  - None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch style condominium with 910 square feet, built in 2005 and is of fair plus construction quality.

The appellant's representative stated that the subject property is a condominium unit, and all of the comparable sales are within the same development. The average adjusted value of these sales is $231,823. Four of the Assessor's comparable sales support the appellant's opinion of value. The Assessor also provided two sales of the same property for comparable reference. The appellant submitted four comparable sales [#158446-026 sold for $234,000 in November 2024; #158459-024 sold for $235,000 in August 2024; #158449-018 sold for $218,000 in October 2024; and #163613-100 sold for $216,300 in October 2024].

The appellant requested a value of $230,000.

The Assessor's evidence included six comparable sales, a property information card, and a cover letter recommending no change to the assessed value.

The Assessor's and appellant's comparable property sales were all relevant except property #163613-100. The combined sales indicate a value of $241,000.

DECISION

The Board, after carefully reviewing the information and testimony provided by the appellant, concludes that the appellant has made an argument sufficiently clear, cogent, and convincing to overcome the Assessor's presumption of correctness.

The market value of the subject property is set at $241,000 as of January 1, 2025.

This order is submitted into the record of the Clark County Washington Board of Equalization:

Mailed on January 23, 2026
The Board of Equalization
1300 Franklin Street, Suite 650
Vancouver, WA 98660-5000
564-397-2337

Daniel C. Weaver

Daniel C. Weaver, Chairman

NOTE: This order may be appealed to the State Board of Tax Appeals by filing a Notice of Appeal form BTA100 at PO Box 40915, Olympia, WA 98504-0915 within 30 days of mailing of this order. Forms are available either from, the Board of Equalization, https://clark.wa.gov/internal-services/board-equalization, the Assessor's Office or the Washington State Board of Tax Appeals.

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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: **BENNETT TERRY & BENNETT TRACIE TRUSTEES**

OWNWELL
C/O PACE COLTON
401 TOM LANDRY HWY #660901
DALLAS, TX 75266

ACCOUNT NUMBER: 161236-000

PROPERTY LOCATION: 3315 NE STAPLETON RD
VANCOUVER, WA 98661

PETITION: 205

ASSESSMENT YEAR: Valued January 1, 2025 **TAXES PAYABLE IN:** 2026

The Board of Equalization for Clark County Washington was duly convened on September 25, 2025 and hereby orders the property listed above be placed on the Assessment Roll for Clark County Washington as follows:

	ASSESSED VALUE		BOARD OF EQUALIZATION (BOE) VALUE	
Land	$	172,260	$	172,260
Improvements	$	246,704	$	202,740
ASSESSED VALUE	**$**	**418,964**	**BOE VALUE $**	**375,000**

Date of hearing: January 7, 2026

Recording ID# BENNTT 205

Hearing Location: By remote WebEx video conference and/or teleconference

Attendees (all through virtual conference):
- Board of Equalization Members:
  - Daniel C. Weaver, Chairman
  - Joel Cline
  - Terry Hagberg
- Appellant:
  - Jordan Rubin
- Assessor:
  - None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch style residence with 1,252 square feet, built in 1965 and is of average construction quality located on 0.26 acres.

The appellant's representative provided four comparable sales all within less than a mile of the subject property. The average adjusted value of these sales is $363,786, and the adjusted median value is $377,167. The appellant's comparable sales are closer to the subject property than the Assessor's comparable properties. The appellant submitted four comparable sales [#29473-028 sold for $400,000 in March 2025; #161036-000 sold for $479,500 in April 2024; #108148-134 sold for $545,000 in March 2024; and #108142-012 sold for $400,000 in November 2024].

The appellant requested a value of $370,000, which was updated to $375,000 in additional evidence.

The Assessor's evidence included six comparable sales, a property information card, and a cover letter recommending no change to the assessed value. The appellant disagreed with the appraiser's findings.

The Assessor's comparable property sales are less comparable than the appellant's sales due to area, distance, and lot size, while the appellant's sales are more relevant and support a value of $375,000.

DECISION

The Board, after carefully reviewing the information and testimony provided by the appellant, concludes that the appellant has made an argument sufficiently clear, cogent, and convincing to overcome the Assessor's presumption of correctness.

The market value of the subject property is set at $375,000 as of January 1, 2025.

This order is submitted into the record of the Clark County Washington Board of Equalization:
Mailed on January 23, 2026
The Board of Equalization
1300 Franklin Street, Suite 650
Vancouver, WA 98660-5000
564-397-2337

Daniel C. Weaver

Daniel C. Weaver, Chairman

NOTE: This order may be appealed to the State Board of Tax Appeals by filing a Notice of Appeal form BTA100 at PO Box 40915, Olympia, WA 98504-0915 within 30 days of mailing of this order. Forms are available either from, the Board of Equalization, https://clark.wa.gov/internal-services/board-equalization, the Assessor's Office or the Washington State Board of Tax Appeals.

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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: **BLACKWELDER AARON S & BLACKWELDER HEIDI T**

OWNWELL
C/O PACE COLTON
401 TOM LANDRY HWY #660901
DALLAS, TX 75266

ACCOUNT NUMBER: 165723-016

PROPERTY LOCATION: 10905 NE 8TH CIR
VANCOUVER, WA 98664

PETITION: 206

ASSESSMENT YEAR: Valued January 1, 2025 **TAXES PAYABLE IN:** 2026

The Board of Equalization for Clark County Washington was duly convened on September 25, 2025 and hereby orders the property listed above be placed on the Assessment Roll for Clark County Washington as follows:

	ASSESSED VALUE		BOARD OF EQUALIZATION (BOE) VALUE	
Land	$	160,115	$	160,115
Improvements	$	222,134	$	199,885
ASSESSED VALUE	**$**	**382,249**	**BOE VALUE $**	**360,000**

Date of hearing: January 7, 2026

Recording ID# BLACKWELDER

Hearing Location: By remote WebEx video conference and/or teleconference

Attendees (all through virtual conference):
- Board of Equalization Members:
  - Daniel C. Weaver, Chairman
  - Joel Cline
  - Terry Hagberg
- Appellant:
  - Jordan Rubin
- Assessor:
  - None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a 2-story residence with 1,672 square feet, built in 2008 and is of fair plus construction quality located on 0.04 acres.

The appellant's representative provided four comparable sales all located within less than a mile of the subject property. The average adjusted value of these sales is $359,050, and the adjusted median value is $356,459. The appellant's comparable sales are closer to the subject property than the Assessor's Office. The appellant submitted four comparable sales [#986048-398 sold for $394,900 in March 2024; #986048-422 sold for $403,000 in November 2024; #986048-440 sold for $379,900 in October 2024; and #986048-413 sold for $399,730 in June 2024].

The appellant requested a value of $360,000.

The Assessor's evidence included three comparable sales, a property information card, and a cover letter recommending no change to the assessed value. The appellant disagreed with the appraiser's findings.

The proximity of the appellant's comparable property sales to the subject property makes them more comparable, and they support a value of $360,000.

DECISION

The Board, after carefully reviewing the information and testimony provided by the appellant, concludes that the appellant has made an argument sufficiently clear, cogent, and convincing to overcome the Assessor's presumption of correctness.

The market value of the subject property is set at $360,000 as of January 1, 2025.

This order is submitted into the record of the Clark County Washington Board of Equalization:
Mailed on January 23, 2026
The Board of Equalization
1300 Franklin Street, Suite 650
Vancouver, WA 98660-5000
564-397-2337

Daniel C. Weaver

Daniel C. Weaver, Chairman

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PO Box 5000 / Vancouver, WA 98666-5000 / 564.397.2337 / BOE@clark.wa.gov

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: **REAL MAURICIO A & BAKER CHRISTINE THERESE**

OWNWELL
C/O PACE COLTON
401 TOM LANDRY HWY #660901
DALLAS, TX 75266

ACCOUNT NUMBER: 189759-028

PROPERTY LOCATION: 10204 NE 44TH CT
VANCOUVER, WA 98686

PETITION: 207

ASSESSMENT YEAR: Valued January 1, 2025 **TAXES PAYABLE IN:** 2026

The Board of Equalization for Clark County Washington was duly convened on September 25, 2025 and hereby orders the property listed above be placed on the Assessment Roll for Clark County Washington as follows:

		ASSESSED VALUE			BOARD OF EQUALIZATION (BOE) VALUE
Land	$	189,000		$	189,000
Improvements	$	401,580		$	401,580
ASSESSED VALUE	**$**	**590,580**	**BOE VALUE**	**$**	**590,580**

Date of hearing: January 7, 2026

Recording ID#: REAL

Hearing Location: By remote WebEx video conference and/or teleconference

Attendees (all through virtual conference):
- Board of Equalization Members:
  - Daniel C. Weaver, Chairman
  - Joel Cline
  - Terry Hagberg
- Appellant:
  - Jordan Rubin
- Assessor:
  - None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a 2-story residence with 2,264 square feet, built in 2014 and is of average construction quality located on 0.12 acres.

The appellant's representative provided five comparable sales within the subject property's neighborhood. The average adjusted value of these sales is $554,498, and the adjusteded median is $551,529. The appellant submitted five comparable sales [#190006-008 sold for $625,955 in January 2025; #986040-343 sold for $595,000 in December 2024; #189789-012 sold for $435,000 in November 2024; #118230-022 sold for $655,000 in February 2025; and #118230-052 sold for $600,000 in October 2024].

The appellant requested a value of $550,000.

The Assessor's evidence included four comparable sales, a property information card, and a cover letter recommending no change to the assessed value. The appellant disagreed with the appraiser's findings.

The Assessor's comparable sales support the assessed value of $590,580.

DECISION

The Board, after carefully reviewing the information and testimony provided by the appellant, concludes that the appellant has not made an argument sufficiently clear, cogent, and convincing to overcome the Assessor's presumption of correctness.

The certified value of the subject property is sustained at $590,580 as of January 1, 2025.

This order is submitted into the record of the Clark County Washington Board of Equalization:
Mailed on January 23, 2026
The Board of Equalization
1300 Franklin Street, Suite 650
Vancouver, WA 98660-5000
564-397-2337

Daniel C. Weaver

Daniel C. Weaver, Chairman

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